

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-99**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE 2030 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 COMMUNITY/GENERAL COMMERCIAL (CGC) TO HIGH
11 DENSITY RESIDENTIAL (HDR) ON APPROXIMATELY
12 14.02± ACRES LOCATED IN COUNCIL DISTRICT 3 AT
13 14051 BEACH BOULEVARD, BETWEEN SAN PABLO ROAD
14 SOUTH AND HODGES BOULEVARD, OWNED BY ELDA FL
15 INVESTMENTS, LLC, INCLUDING PROPOSED SITE
16 SPECIFIC POLICY 4.4.19 IN THE FUTURE LAND USE
17 ELEMENT, AS MORE PARTICULARLY DESCRIBED HEREIN,
18 PURSUANT TO APPLICATION NUMBER L-5494-20A;
19 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL
20 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
21 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5494-20A requesting a revision
26 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
27 change the future land use designation from Community/General
28 Commercial (CGC) to High Density Residential (HDR) has been filed by
29 Paul M. Harden, Esq., on behalf of the owner of certain real property
30 located in Council District 3, as more particularly described in
31 Section 2; and

1 **WHEREAS**, the Planning and Development Department reviewed the
2 proposed revision and application, held a public information workshop
3 on this proposed amendment to the *2030 Comprehensive Plan*, with due
4 public notice having been provided, and having reviewed and considered
5 all comments received during the public workshop, has prepared a
6 written report and rendered an advisory recommendation to the Council
7 with respect to this proposed amendment; and

8 **WHEREAS**, the Planning Commission, acting as the Local Planning
9 Agency (LPA), held a public hearing on this proposed amendment, with
10 due public notice having been provided, reviewed and considered all
11 comments received during the public hearing and made its
12 recommendation to the City Council; and

13 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
14 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
15 *Ordinance Code*, and having considered all written and oral comments
16 received during the public hearing, has made its recommendation to
17 the Council; and

18 **WHEREAS**, the City Council held a public hearing on this proposed
19 amendment with public notice having been provided, pursuant to Section
20 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
21 *Code*, and having considered all written and oral comments received
22 during the public hearing, the recommendations of the Planning and
23 Development Department, the LPA, and the LUZ Committee, desires to
24 transmit this proposed amendment through the State's Expedited State
25 Review Process for amendment review to the Florida Department of
26 Economic Opportunity, as the State Land Planning Agency, the Northeast
27 Florida Regional Council, the Florida Department of Transportation,
28 the St. Johns River Water Management District, the Florida Department
29 of Environmental Protection, the Florida Fish and Wildlife
30 Conservation Commission, the Department of State's Bureau of Historic
31 Preservation, the Florida Department of Education, and the Department

1 of Agriculture and Consumer Services; now, therefore

2 **BE IT ORDAINED** by the Council of the City of Jacksonville:

3 **Section 1. Purpose and Intent.** The Council hereby approves
4 for transmittal to the various State agencies for review a proposed
5 large scale revision to the Future Land Use Map series of the 2030
6 *Comprehensive Plan* by changing the future land use designation from
7 Community/General Commercial (CGC) to High Density Residential (HDR),
8 pursuant to Application Number L-5494-20A.

9 **Section 2. Subject Property Location and Description.** The
10 approximately 14.02± acres are located in Council District 3 at 14051
11 Beach Boulevard, between San Pablo Road South and Hodges Boulevard,
12 as more particularly described in **Exhibit 1**, dated October 26, 2020,
13 and graphically depicted in **Exhibit 2**, both of which are **attached**
14 **hereto** and incorporated herein by this reference (Subject Property).

15 **Section 3. Owner and Applicant Description.** The Subject
16 Property is owned by Elda FL Investments, LLC. The applicant is Paul
17 M. Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
18 Florida 32202; (904) 396-5731.

19 **Section 4. Site Specific Policy.** Proposed Future Land Use
20 Element (FLUE) Policy 4.4.19 is included in this transmittal to the
21 various State agencies for review, as **attached hereto** in **Exhibit 3**,
22 dated February 9, 2021.

23 **Section 5. Disclaimer.** The transmittal granted herein
24 shall **not** be construed as an exemption from any other applicable
25 local, state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this transmittal is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owner(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

